

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-22973 - APPLICANT: VENTURE PROFESSIONAL CENTERS, LLC - OWNER: CENTENNIAL HILLS CENTER, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend **APPROVAL**, subject to:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located south of Regena Avenue, east of Durango Drive, within the Centennial Hills Center (Commercial Subdivision) area.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.

7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate U.S. Government Patent Easements generally located south of Regena Avenue, east of Durango Drive. The vacation will allow for the construction of a proposed medical, office and retail complex at the northwest corner of Grand Montecito Parkway and Durango Drive. The recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/16/00	Planning and Development staff administratively approved a Site Development Plan Review (SD-0011-00) for a proposed 35,986 square foot Automobile Dealership on 4.65 acres on the south side of Centennial Parkway, approximately 540 feet west of Durango Drive.
04/26/01	The Planning Commission approved a Tentative Map (TM-0015-01) for Centennial Hills Center (a commercial subdivision) on the subject property. Staff recommended approval. The final map recorded on 10/30/01.
08/21/02	The City Council approved a request (GPA-0019-02) to amend a portion of the southern boundary of the Town Center Plan to match the alignment of the proposed S Curve and to amend the future land use within the revised boundary area from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved the Annexation (A-0038-02) of approximately 495 acres of undeveloped property in various parts of the city, including the subject property. The Planning Commission and staff recommended approval. The annexation became effective 02/14/03.
11/19/04	The City Council approved a Rezoning (ZON-4991) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 4.79 acres and a Site Development Plan Review (SDR-4985) for a medical, office, and retail development on 22.31 acres located at the southeast corner of Regena Avenue and Riley Street. The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9910) for a one lot commercial subdivision (Centennial Hills Center) on 23.5 acres adjacent to the northwest corner of Durango Drive and Grand Montecito Parkway. Staff recommended approval.

12/06/05	The Centennial Hills Architectural Review Committee – Town Center approved a Master Sign Plan amendment (ARC-10390) for a development at the northwest corner of Grand Montecito Parkway and Durango Drive.
12/07/05	The City Council approved a request for a Major Modification (MOD-8064) of the Town Center Development Standards Manual to allow a building height of three stories where two stories is the maximum height allowed in the T-C (Town Center) Zone. The City Council also approved a Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive. The Planning Commission and staff recommended approval. The approval of the SDR will expire 12/07/07, unless an Extension of Time is approved.
07/10/07	A Final Map Technical Review (FMP-22441) for Centennial Hills Center Commercial Subdivision was completed. As of this writing, this map has not been recorded.
08/23/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #17/ss).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with this site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
07/16/07	The site is currently undeveloped. There are real estate leasing signs on the property.

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District			Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) District			Y
Trails			N/A
Rural Preservation Overlay District			N/A
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

DESCRIPTION

The applicant proposes to vacate U. S. Government Patent Easements described as follows:

The North, East, South and West thirty-three feet (33'), excepting the North and West thirty feet (30') and other dedicated portions of Regena Avenue, Riley Street and Durango Drive, of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 19 South, Range 60 East, M.D.M.

The North, East, South and West thirty-three feet (33'), excepting dedicated portions of Regena Avenue, of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 19 South, Range 60 East, M.D.M.

The North, East and West thirty-three feet (33'), excepting the South two hundred sixty-eight feet (268') of the East thirty-three feet (33') and the South three hundred sixty-three feet (363') of the West thirty-three feet (33'), of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 19 South, Range 60 East, M.D.M.

FINDINGS

The applicant intends to vacate the existing U. S. Government Patent Easements because they are no longer needed in their current configuration. The requested vacation will allow for the construction of a proposed medical, office and retail complex at the northwest corner of Grand Montecito Parkway and Durango Drive. This request is appropriate, as the subject easements are not needed and would not result in reduced access or traffic handling capability for the area.

Public Works has no objection to the Vacation Application request for U.S. Government Patent Reservations generally located south of Regena Avenue, north of Durango Drive, and east of Riley Street.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 6 by City Clerk

<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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